



CRIMSON RIDGE

Board Meeting Minutes

JULY 13, 2026

Online

Call to Order: The meeting was called to order at 6:00pm.

Board Members Present: Steve Bergeson, John Redel, Megan Rhode, Deb Frost

Others Present: Jacquie Morrow (Matik Management), Carl and Catherine Calhoun

I. Financial Report

A. Balance of assets is \$580,093.

B. Budget Comparison

1) June

a. Direct expenses were under budget.

b. Utilities were over budget.

c. Total expenses were under budget.

2) Year-to-Date

a. Direct expenses are under budget while utilities are over budget.

b. Year-to-date expenses are under budget with a net income of \$89,974.

C. John motioned to approve the May financial report and the bank recs, this received a second by Megan, and the motion passed unanimously.

D. The transfer of \$12,000 from the operating account to the Fidelity operating account was also approved by a motion from John, a second from Megan, and unanimous approval.

II. Maintenance/Landscaping

A. Metronet/T-Mobile

1) The board discussed various issues with the installation of internet service potentially stemming from the fact that T-Mobile has acquired Metronet and may be unaware of the association's previous agreement.

2) Matik will reach out to T-Mobile for clarification.

B. Irrigation Update

1) Repairs from the spring startup have been completed.

2) Matt is working on updating the irrigation map which he stated is about 90-95% accurate.

C. Lawn Maintenance

- 1) The board discussed quotes for aeration and dethatching, quoted at \$4,000 and \$1,300 respectively.
- 2) Steve suggested tabling the topic until a later date.
- 3) The requested quote for fall small shrub pruning/trimming was received; however, there were questions related to the pricing.
- 4) Matik will follow up with Stahler.

D. Yard Tree Trimming

- 1) Sargent's completed the driveway tree trimming.
- 2) For individual homeowner tree concerns, the board agreed to continue using Sargent's.

E. Sealcoating/Crack Fill

- 1) The quote for sealcoating was \$7,800; crack filling was \$12,000.
- 2) It was agreed to hold off on the project for this year and revisit it next year.

III. Upcoming Meeting Schedule

- A.** The next meeting will be August 10, 6:00pm, online.

IV. Adjournment

- A.** With no additional items to discuss, the meeting was adjourned at 6:46pm.

Crimson Ridge Website

www.crimsonridgerochester.com

